



CITY COUNCIL
ATLANTA, GEORGIA

~~Municipal Clerk~~
~~Atlanta, Georgia~~

04-0-1556

AN ORDINANCE
BY: THE ZONING COMMITTEE

Z-04-101
Date Filed:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **520, 528, 530 and 546 Hillside Drive, N.W.** be changed from the **R-3 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 139 of the 17th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

NOV 01, 2004
NOV 05, 2004



LEGAL DESCRIPTION

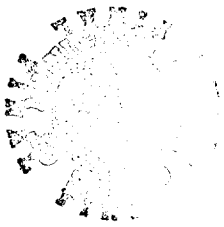
ALL that certain tract, piece or parcel of land situate in Fulton County, City of Atlanta, State of Georgia, being Lots 11, 12, 13 and 14 Unit II, Block "A" on the plat entitled "North Tuxedo Park Unit II", as said plat is recorded in Plat Book 46, Page 18, Fulton County Records and being more particularly bounded and described in accordance with the Boundary and Topographic Survey for Champion Realty Company prepared by Watts & Browning Engineers, Inc., Civil Engineers and Land Surveyors, dated January 12, 2004, and revised February 16, 2004, as follows, to wit:

COMMENCING at an iron pin found, at the southwest corner of the intersection of North Broadland Road (50 foot right-of-way) and Hillside Drive (50 foot right-of-way), and continuing thence along the curve of said right-of-way of Hillside Drive (50 foot right-of-way), said curve having a radius of 2299.93 feet and a central angle of S 48° 17' 58" W, a distance of 150.00 feet to an iron pin found; thence continuing along the curve of said right-of-way line of Hillside Drive (50 foot right-of-way), said curve having a radius of 571.50 feet and a central angle of S 57° 20' 05" W, a distance of 142.97 feet, to an iron pin found; thence S 64° 30' 06" W, a distance of 7.29 feet to an iron pin found and to the place and Point of Beginning.

THENCE from said Point of Beginning, S 61° 26' 06" E, a distance of 239.08 feet to an iron pin found; thence S 61° 39' 51" E, a distance of 119.92 feet to an iron pin found; thence S 61° 06' 53" E, a distance of 38.50 feet to an iron pin found; thence S 48° 14' 13" W, a distance of 60.02 feet to an iron pin found; thence S 47° 30' 36" W, a distance of 219.49 feet to an iron pin found; thence S 47° 41' 55" W, a distance of 20.01 feet to an iron pin found; thence S 49° 16' 04" W, a distance of 119.82 feet to an iron pin found; thence S 47° 45' 31" W, a distance of 140.21 feet to an iron pin found; thence S 47° 49' 59" W, a distance of 159.58 feet to a point; thence N 21° 03' 18" W, a distance of 576.40 feet to an iron pin found; thence N 72° 56' 27" E, a distance of 100.07 feet to a point; thence N 72° 36' 03" E, a distance of 130.36 feet to an iron pin found; thence along the curve of the right-of-way of Hillside Drive (50 foot right-of-way), having a radius of 1295.19 feet and a central angle of N 68° 33' 05" E, a distance of 183.09 feet to an iron pin found and to the place and Point of Beginning.

Said tract or parcel containing 5.78450 acres ±.

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CONDITIONS FOR Z-04-101
520, 528, 530, 546 HILLSIDE DRIVE, N.W.

1. Conditioned upon a site plan entitled "HILLSIDE DRIVE TRACT" prepared by Land Plus Associates, Ltd., dated 08-03-04 and marked received by the Bureau of Planning September 21, 2004.
2. Storm water detention for the site shall be designed to not exceed the following discharge rates (in cubic feet per second – cfs) from the concrete vault/pond for the 2,5,10,25,50 and 100 year frequency events – 5.31, 5.93, 8.40, 14.15, 16.24, and 17.09. Further, that a level spreading weir of reinforced concrete construction, at least 20 feet long, shall be placed parallel to the rear property line, downstream of the detention pond outlet and no closer than 10 feet from said rear property line, centered on the existing channel. Said level spreader shall have adequately sized rip-rap stone placed between it and the rear property line so as to slow the peak discharges noted above to the maximum extent possible, before entering the downstream properties headwall (HW-6) at the rear of the Shelton property, so as to increase the available headwater by a minimum of 9 inches, by means of stone and mortar, such that water, to the extent possible, may be prevented from circumventing the improved area and is effectively cutoff from entering the rear of the Shelton home. This obligation is conditioned on the applicant's ability to obtain any necessary easement to install the improvements describe above.
3. Permitted accessory structures such as swimming pools shall be permitted on each lot subject to the setbacks for each lot established on the site plan.

RCS# 6203
11/01/04
1:51 PM

Atlanta City Council

Regular Session

MULTIPLE 04-O-1636 04-O-0903 04-O-1359 04-O-1556
04-O-1647
ADOPT

YEAS:	13
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	1
EXCUSED:	0
ABSENT	2

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	B Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

04-0-1556

(Do Not Write Above This Line)

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT- HOUSING) DISTRICT, PROPERTY LOCATED AT 520, 528, 530 AND 546 HILLSIDE DRIVE, N.W. FRONTING 413.52 FEET ON THE SOUTH SIDE OF HILLSIDE DRIVE 300.26 FEET FROM THE SOUTHWEST CORNER OF NORTH BROADLAND ROAD. DEPTH: VARIES AREA: 5.78 LAND LOT 139, 17TH DISTRICT, FULTON COUNTY, GEORGIA

NPU 'A'

COUNCIL DISTRICT 8

ADOPTED BY

NOV 01 2004

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred 09-01-04

Referred To: ZRB & Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee Date 09-01-04
Chair Referred To: ZRB & Zoning

Committee Date 09-01-04

Chair

Fav, Adv, Hold (see rev. side)

Other

Members

Walter Brown
Walter Brown
Walter Brown

Refer To

Committee

Date

Chair

Action
Fav, Adv, Hold (see rev. side)
Other

Members

Committee

Date

Chair

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action
Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Refer To

FINAL COUNCIL ACTION
☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

NOV 01 2004

ATLANTA CITY COUNCIL PRESIDENT

MAYOR'S ACTION

Mayor's Action